

**Minutes for Zoning Board of Adjustment  
March 8, 2007 – 7:00 P.M.**

**Roll Call**

Present for the hearing were Chairman Landers, Vice Chairman Donahue, Hoffman, Martin, and Aseltine. Michele Braun was present as the Clerk. Public present were Doug Lawson, Gail Lawson, Sue Register, Bill Estill, Richard Rivers, and David Blythe.

**Approval of Minutes**

A motion to approve the minutes for the January 11, 2007 Hearing was made by Aseltine and seconded by Donohue. **The motion passed 5-0-0.** Braun noted that the Minutes were not complete, and asked for guidance from the Board as to what ought to be included from the transcript. Donahue suggested that the Board would reference the transcript and expanded Minutes in the opening of the next meeting.

The Hearing began at 7:08 pm.

Chairman Landers stated the following:

1. All meetings of the Board of Adjustment shall be open to the Public.
2. The Officers of the Board of Adjustment may administer oaths to the witnesses.
3. All witnesses will be "Interested Persons" to the appellant. "Interested Persons" are owners of property abutting that of the appellant.
4. All testimony by "Interested Persons" and materials shall be germane to any issue under appeal.
5. All Hearings shall be open to the public and the rules of evidence at such hearings shall be the same as set forth in Title 3§810.
  - a) Irrelevant, immaterial or unduly repetitious evidence shall be excluded. The rules of evidence as applied in civil cases in superior courts of this state shall be followed.
6. The Board of Adjustment shall render its decisions, which shall include "Findings of Facts".

**Hearing 070308-1:** Richard Rivers requests a Conditional Use Approval under Section 403 to construct two dwelling units and a professional office suite in his property at 312 Central Street.

Exhibits to this Hearing.

- A. Email message from Connie Enman
- B. Letter from Doug and Gail Lawson
- C. Site plan provided by Richard Rivers
- D. Memo from Blythe & Taylor
- E. Email message from Sue Register

Aseltine moved to approve the request—with the understanding that the current zoning by-laws would restrict the use of the professional office space to persons whose occupations were listed or similar to those listed in the definition of "Professional Residence-Office" and would prohibit use of the office space as a residence, such that there would never be more than two dwelling units on the property—with no further conditions beyond those understood to be inherent in the regulations. Martin seconded the motion. **The motion passed 5-0-0.**

**Adjournment:**

Donahue moved to close the Hearing; Martin seconded the motion. The motion passed 5-0-0.

The hearing was closed at 7:40 pm.

These minutes are subject to approval at the next regular meeting; however, they are substantially correct.